

**NOTICE OF REFUSAL TO GRANT A
PERMIT
UNDER SECTION 102(1)(C) OF THE
HERITAGE ACT 2017**

Permit Application No.: P31439

Applicant/s: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: ST ANDREWS CHURCH PRECINCT
HERITAGE REGISTER NUMBER: H0124
LOCATION OF PLACE/OBJECT: 15 ST ANDREWS STREET BRIGHTON

WHAT HAS BEEN REFUSED?



Demolition of existing tennis court pavilion and three (3) tennis courts and associated fences and lights and removal of eleven (11) trees and construction of a two-story building with rooftop tennis courts (including fencing and lighting) and a three-level basement and associated landscaping.

REASONS FOR REFUSAL:

- If the application were approved, and the tennis courts replaced with the proposed building, it would result in unacceptable and irreversible detrimental impact on the cultural heritage significance of St Andrews Church Precinct.
- The construction of a two-storey building with rooftop tennis courts and a three-level basement and associated landscaping in the proposed location would adversely affect the cultural heritage significance of St Andrews Church Precinct and its setting as it:
 - is visually dominant in relation to the existing buildings and precinct as a whole, due to its scale, bulk and materiality;
 - adopts an architectural design that is at odds with the visual setting of the adjacent Parish Hall, Church and precinct as a whole;
 - erases the legibility of the north-east boundary of the precinct by constructing a singular building form across both the school site and tennis court site;
 - physically divides the precinct through the insertion of an external canopy linking the Church, Parish Hall and proposed new development;
 - provides limited offset from the Parish Hall and an unsympathetic edge treatment, being the entry to the underground carpark; and
 - diminishes the views to the Church and legibility of the precinct from St Andrews Street.
- Refusal of the permit application will prevent the works as proposed from being realised. Heritage Victoria accepts that new development to provide for the contemporary needs and revenue required by the Church may be appropriate. However, it has not been sufficiently demonstrated that

the requirements of the Church could not be met without having such a significant impact on the registered place.

- The negative impacts of the proposal are not outweighed by the benefits, including the economic benefits.

 STEVEN AVERY Executive Director Heritage Victoria	Date: 6 May 2020	
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